

VICINITY MAP
(NOT TO SCALE)

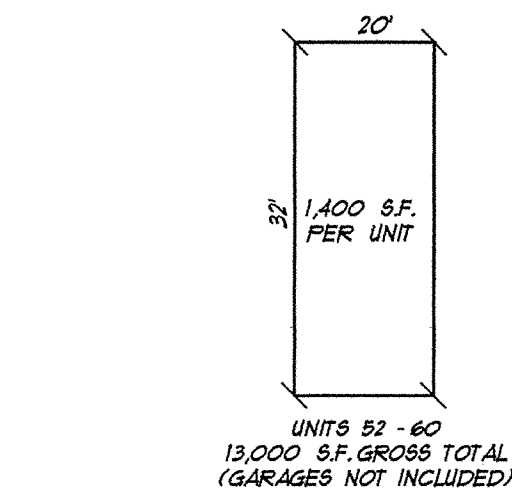
PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 140
LEXINGTON, KY. 40502
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY
2200 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 263-1386

KENTUCKY UTILITIES
800 STONE ROAD
LEXINGTON, KY. 40503
1-800-581-0600

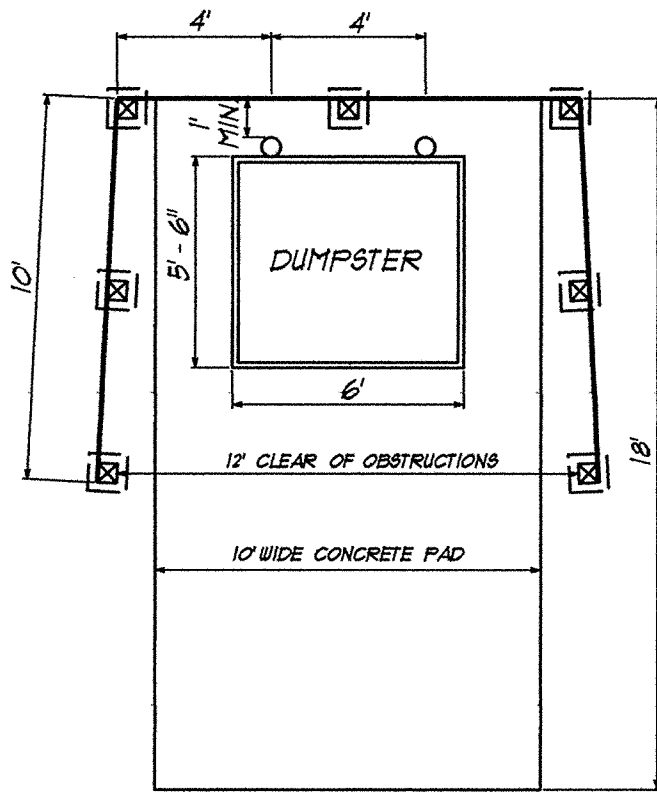
WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 110
LEXINGTON, KY. 40505
(859) 351-6250



TYPICAL TOWNHOME
(NOT TO SCALE END UNITS ARE LARGER)

PARKING DETAIL

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	32.79'	51.00'	S32°54'38"E	32.22'
C2	38.27'	25.00'	S06°19'41"E	35.36'
C3	80.11'	51.00'	N06°19'41"E	12.13'



DUMPSTER SCREEN DETAIL
NOT TO SCALE

ADDITIONS MAY BE MADE TO THE TOWNHOMES WITHOUT FURTHER AMENDMENTS TO THE FINAL DEVELOPMENT PLAN AS LONG AS THESE CHANGES ARE MADE IN COMPLIANCE WITH THE ZONING ORDINANCE, OTHERWISE THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE TO THE FINAL DEVELOPMENT PLAN.

PLANNING COMMISSION CERTIFICATION

I do hereby certify that this plan was approved by the Urban-County Planning Commission at its meeting held on 2010 10 10;

Secretary

Date

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the sole owner(s) of record of the property shown hereon, do fully agree to all graphic and textual representations shown hereon, and do hereby adopt this as my (our) plan for this property.

Name

Company

Signature

Address

NOTES

- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- 2) THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- 3) ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- 4) NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN, SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINANCE RESOLUTION.
- 5) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASS SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- 6) LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PRESERVATION ORDINANCE.
- 7) SANITARY SEWERS, STORM SEWERS AND DRAINAGE SHALL MEET THE SPECIFICATION OF THE LFUGG ENGINEERING MANUALS.
- 8) THIS PROPERTY IS SUBJECT TO PRIVATE DEED RESTRICTIONS OF RECORD IN DEED BOOK 2293, PAGE 316 IN THE FAYETTE COUNTY CLERK'S OFFICE.
- 9) NOTICE OF ANY SUBSEQUENT MAJOR DEVELOPMENT PLANS SHALL BE PROVIDED TO THE PRESIDENT OF THE WOODTHORPE NEIGHBORHOOD ASSOCIATION 31 DAYS PRIOR TO PLANNING COMMISSION HEARING.
- 10) CONSTRUCTION ACCESS SHALL BE FROM OLD TOWNE WALK AND TOWNE SQUARE PARK.

TREE PRESERVATION PLAN, UNIT 2-B ONLY

(PER TREE PROTECTION ORDINANCE)
4.47 Total Acres of R-3
1.3 Ac. Required Canopy Coverage (30%)
-0.2 Ac. of Required Street Trees

0.9 Ac. of Canopy Needed

52 Large Trees *Fulfills the Requirements (150 s.f. per Large Tree)

*Medium or Small trees can be used at the canopy coverage credits provided in Article 26-5(e)(2). There is a 10% reduction of required canopy for the trees planted in open spaces.

SITE STATISTICS, UNIT 2-B ONLY:

ZONE = R-3
TOTAL AREA = 4.47 ACRES
STREET FRONTAGE = 345 L.F.
NO. OF SINGLE FAMILY LOTS = 5
TYPICAL SINGLE FAMILY LOT SIZE = 36' X 103'
NO. OF TOWNHOME UNITS = 9
TOWNHOME FLOOR AREA = 13,000 S.F.
TOWNHOME PARKING REQUIRED = 14 (1.5 PER UNIT)
TOWNHOME PARKING PROVIDED = 26 (8 SURFACE, 18 GARAGE)
(ALL TOWNHOMES HAVE A 2 CAR GARAGE)

CONDITIONAL ZONING NOTES:

This property is subject to the following conditional zoning restrictions imposed to ensure appropriate use of the subject property and which may be amended only by action of the Urban County Council.
A twenty-five foot Landscape Buffer shall be maintained along the Planned Neighborhood Residential (R-3) zone areas adjoining New Circle Road right-of-way to the west and the LFUGG property to the south. The Buffer shall include evergreen trees planted on fifteen (15) foot centers.

SOURCE OF CONTOURS:

AERIAL MAPPING PROVIDED BY PHOTO SCIENCE.



2nd AMENDED
FINAL DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN
SHARKEY PROPERTY
UNIT 2-B
1758 HATTER LANE
LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN
DATE APRIL 2010
CHECKED
REVISED

SHEET

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